

Stuttgart WNR creates four-bedroom apartments

Story and Photos by Torrie McAllister
Europe District Public Affairs

The 6th Area Support Group unveiled U.S. Army Europe's (USAREUR) first 18 apartments to be modernized under the Whole Neighborhood Revitalization (WNR) program in January.

They help mark the successful kickoff of USAREUR's Capital Investment Strategy to modernize its family housing inventory to WNR standards, according to USAREUR Housing Chief George McKimmie. Similar projects are also underway on housing in the 104th ASG in Hanau and Baumholder.

"The best news is that we now have more three- and four-bedroom units for our families," said Ann O'Leary, the 6th ASG's Housing Manager during the design and construction. O'Leary is now team leader for the Community Planning and Development Task Force. Lee Machen will oversee future renovations as the new Housing Manager.

The 6th ASG has an overabundance of two-bedroom apartments and a shortage of three- and four-bedroom units, which most military families need.

WNR allowed USAREUR to convert two-bedroom units into larger apartments while totally modernizing the buildings, utilities, streets, sidewalks, playgrounds and other neighborhood amenities. WNR is a holistic approach to upgrading family housing to Army

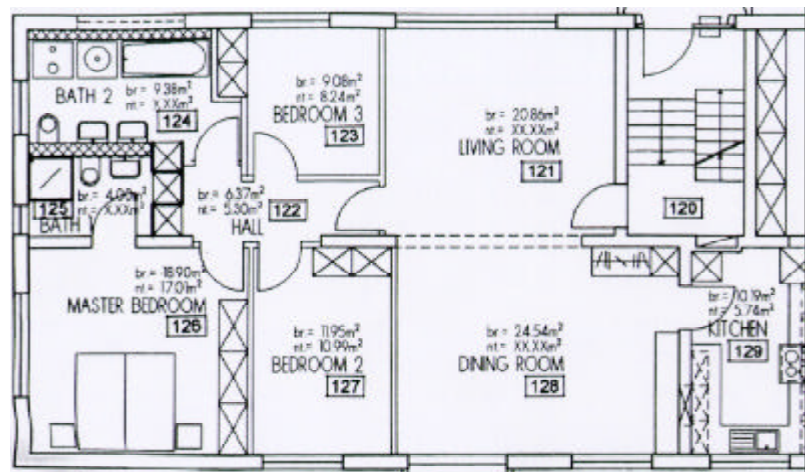


Improvements under the WNR in Stuttgart include a second bath with washers and dryers so families won't have to share basement laundry rooms.

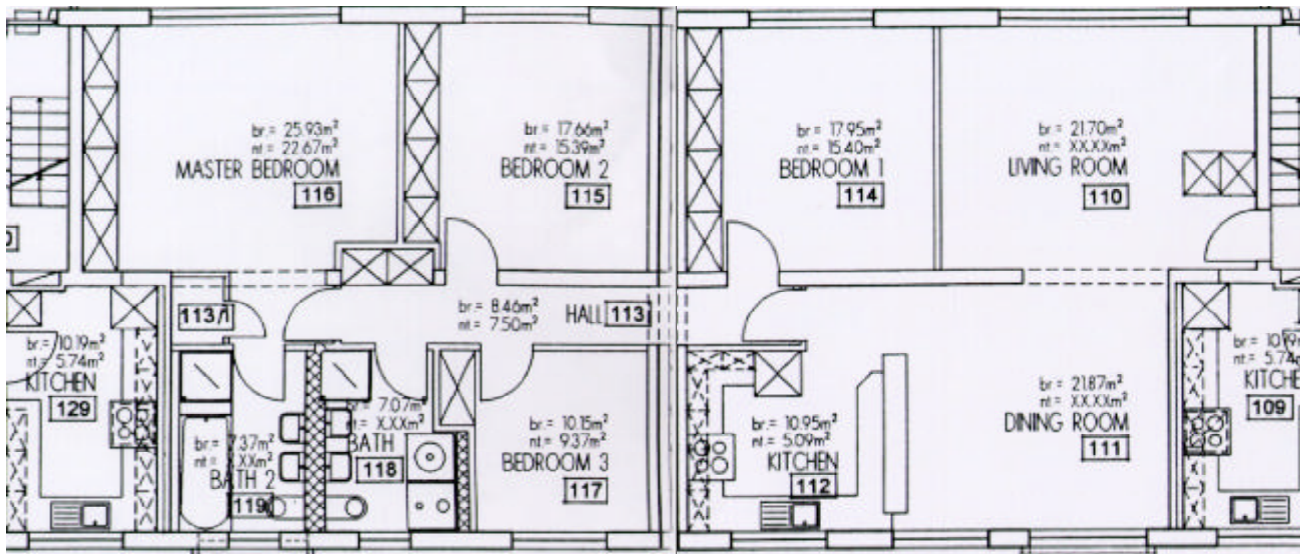
standards.

"The flexibility to reconfigure buildings is a boon to military communities like Stuttgart which has at least 250 two-bedroom units that can be reconfigured to create three- and four- bedroom apartments up to the maximum authorized square footage," Machen said. "That's important because we have many military families living on the economy because they can't get large enough apartments."

"USAREUR and the Department of the Army's long-term



The three-bedroom end units were reconfigured and enlarged by converting a bedroom into two baths and incorporating space from the adjacent two-bedroom unit's kitchen. The final floor plan is shown above.



The four-bedroom units were created by combining and reconfiguring the remaining square footage from the two interior two-bedroom units. A/E firm Klein-Breucha designed the successful reconfiguration. The four-bedroom floor plan is shown above.

goal is to offer families one-bedroom per child, and we have lots of families with two and three children,” he said. “Privacy is always a challenge even in our larger units, especially since our apartments are 100 to 450 square feet smaller than the maximum authorized.”

Construction on the first two buildings was completed in December,” said Europe District Project Engineer Doug Blaisdell. The Corps’ project manager was Thomas Poole and the German Bauamt was STBA II Stuttgart. The construction contractor was Firm Wolff and Mueller GmbH & Co. KG.

The \$2.43 million project is among the first five German Payment in Kind funded projects to revitalize family housing to the WNR standard. These projects are averaging \$116,000 per unit.

Nine more buildings are currently under design or construction in the Kefurt and Craig Village housing areas. These projects are being funded with PIK or MILCON money.

WNR in the 6th ASG also includes two buildings at Panzer Kaserne and three buildings at Robinson Barracks.

In addition to increasing the number of three-and four-bedroom apartments, it adds a second bath with laundry facilities so families won’t have to share stairwell washers and dryers in the basement. Buildings are insulated. Kitchens and baths are modernized. Upgrades to the building infrastructure, stairwells and fire safety are included.

Stuttgart also has eleven buildings undergoing less ex-



Doug Blaisdell, Ann O’Leary and Housing Operations Officer Walt Anderson hold apartment floor plans.

tensive renovation under a major maintenance and repair program.

“These are just the first of what we hope will be many improvements to family housing in the 6th ASG,” Machen said. “We have not had enough funding for renovations in the past and were only able to make piecemeal repairs. I’ll do everything in my power to ensure we continue to modernize with WNR. Better quality housing means a quality peace-keeping force within Europe.”